

March 12, 2013 Meeting Summary
With USEPA-Region V staff and City of Kalamazoo
1:00 PM to 2:35 PM

ATTENDEES:

USEPA-Region V Staff

Joan Tanaka
Rebecca Fry
Michael Berkoff
Jim Saric
Janet Carlson (sp?)

City of Kalamazoo

Bobby J. Hopewell, Mayor
Bruce Merchant
Michael Wetzel

Joan Tanaka led off the meeting stating that Richard Karl, Superfund Chief, USEPA-Region V had requested that they have a follow up meeting from the September 2012 meeting with the City of Kalamazoo.

Jim Saric then provided some overall background on various ongoing clean up efforts along the entire Kalamazoo River Superfund site. Mr. Saric then noted four key areas they wanted to cover during this meeting:

- 1) Proposed Schedule for the Allied Site Cleanup
- 2) Review of Remedy Options for the Allied Site Cleanup
- 3) Tentative Proposed Remedy
- 4) Address Redevelopment concerns expressed by the City

Mr. Saric indicated that the following schedule is proposed for the Allied Site Cleanup:

- April 2013 - Release of draft Feasibility Study (FS)
- Mid-May 2013 – Proposed Plan/Remedy Comment Period begins (will include a public meeting and formal comment hearing)
- September 2013 – Record of Decision (ROD) for the Allied Site proposed to be issued
- Fall 2013 through 2015(?) – Implementation and completion of Remedy

Mr. Saric reiterated that the USEPA-Region V staff has heard the City's many concerns (including desire for lower liner, slurry walls, and groundwater monitoring, collection, and migration, and redevelopment concerns) and is seeking to work with the City to address as many as feasible given the remedy selected.

Michael Berkoff provided a chart (see attached) entitled "Summary of Remedial Alternatives" and considerable discussion ensued regarding the various alternatives and issues associated with each alternative discussed. Numerous handouts were distributed including numerous site maps of the Allied Site, an overall map of various Kalamazoo River Superfund cleanup areas, a proposed future land use map of the Allied site, several hydrogeological/monitoring well Allied Site maps, and a Portage Creek Corridor reuse plan that included the Allied Site. These handouts and maps were distributed and referenced throughout the meeting.

Mr. Berkoff indicated that several options the City had suggested were explored, investigated and ultimately rejected due to various concerns and issues. These options included the total removal option proposal of \$118 Million as well as the “burrito” option which involved excavation and re-consolidation over a lower liner.

Mr. Berkoff indicated that the proposed remedy selected is: Alternative 2B: Consolidation, Capping and Long-Term Monitoring including the Monarch area being consolidated into the current landfill area. Total proposed cost of the remedy is \$36 Million in Capital costs with an ongoing Operation & Maintenance (O&M) costs to be funded by \$3 Million and managed by the State of Michigan.

The proposed remedy was discussed and several charts were provided regarding the proposed areas for excavation and pull-back plus the consolidation of the historic Monarch HRDL and FRDL areas into the new capped landfill area. The USEPA provided an “OU1 Future Land Use Map”. This was provided in conjunction with a handout from the City’s “Portage Creek Reuse Plan” document showing how the Future Land Use Map would fit into that Plan.

Mayor Hopewell specifically asked several questions regarding the Future Land Use Map and specifically requested the following:

- Acreage of the Panelyte Site? (22.5 acres)
- Total Acreage of the overall Allied Site? (Approximately 89 Acres)
- Total Acreage of the proposed consolidated Landfill Site? (Approximately 45 acres)

There was considerable discussion on ongoing City concerns regarding groundwater monitoring and potential long-term impacts on groundwater. There was also discussion regarding the Western Disposal Area contents and specific efforts conducted to determine contents of this Area.

The City also expressed ongoing oversight and regulatory problems is experiencing with the USEPA in general on both the City’s Cork Street Landfill site and the City’s desire to obtain a “comfort letter” in order to purchase the Panelyte Site. USEPA staff indicated that they would look into both of these issues to determine what may possibly be done to alleviate and/or address these issues. Future ownership of the Allied Landfill Site was also discuss especially in light of any tax-reversion issues that may arise in the future.

USEPA staff expressed their willingness to work with City staff and get input regarding location of groundwater monitoring wells, where such wells should be located and at what depths, as well as ensuring that City staff have access to all the data obtained from sampling of these wells. Long-term coordination and management of numerous groundwater contamination sites adjacent to or near the Allied Site was also discussed to provide a more comprehensive overview of potential contamination sources of nearby municipal wells.

Ongoing maintenance costs associated with landfills was also discussed. USEPA staff explained that the \$3 million set aside and provided to the State of Michigan for ongoing operation and maintenance costs is projected to be adequate especially if these funds are properly invested and managed over the 30 year projected time frame. Mr. Saric indicated that it is proposed that groundwater monitoring costs alone for the first 5 years at the Allied Site will be approximately \$200,000 per year and approximately \$100,000 per year from then on. Operation and maintenance costs associated with other landfills along the Kalamazoo River and associated with the Superfund site were discussed and additional information will be provided.

Mayor Hopewell expressed disappointment that the proposed remedy is not the ideal but he did appreciate USEPA staff listening and providing some viable options within their proposed remedy. Mayor Hopewell asked if the proposed new landfill area could be cut in half to provide more space for redevelopment and reuse. There was discussion regarding the proposed height of such a landfill and Mayor Hopewell asked if some of the material could be disposed of offsite to alleviate increasing the height. Mayor Hopewell also reiterated that protecting the City's groundwater is of highest concern and that we need to ensure that the Western Disposal Site has been properly investigated.

The meeting ended with a summary of the issues to be developed along with some specific areas to be addressed. This is done to enhance communication between the City and USEPA staff on this issue. The specific topics to be addressed include:

- 1) The Panelyte Property's availability to the City for redevelopment especially in regards to the availability of a "comfort letter" from the USEPA.
- 2) Western Disposal Site characterization, contents and definition of wastes – sharing of specific site information regarding historic investigations into what is contained in this area.
- 3) Groundwater monitoring plans associated with the draft Feasibility Study as well as ongoing management of the site after implementation. USEPA staff will seek City staff input on locations and provide monitoring data. USEPA staff will look into coordination of regional groundwater concerns especially as it relates to other contaminated sites governed by other agencies.
- 4) USEPA staff will look into whether Bankruptcy Trustee financial statements associated with the Allied Landfill Site are available and provide them to the City if they are.
- 5) USEPA staff will provide ongoing operation and maintenance costs for the 12th Street Landfill site in the Plainwell/Otsego area to the City to assist with assessment of potential long-term costs.
- 6) Mayor Hopewell requested a tour of USEPA Research & Development facilities that may be available. USEPA staff will look into the feasibility of this request.

The meeting adjourned at approximately 2:35 PM ED